

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Two Bed Town House**
- **In need of selective updating**
- **EPC Awaited. Council Tax A**
- **Central Heated, Double Glazed**
- **Gardens to front and Rear**
- **Ask an adviser to book your viewing**



53 Harrison Road, Stoke-On-Trent
Stoke-On-Trent, ST6 8DF

**Offers in Excess of
£105,000**

Description

A two bedroom town house situated in Norton Le Moor on the outskirts of Stoke-on-Trent. The property benefits from gas central heating and double glazing throughout. The property is in need of selective upgrading and accommodation comprises entrance hall, living room, kitchen diner at ground floor level with two bedrooms and a bathroom to the first floor. To the frontage is a lawn garden at the rear is a low maintenance paved garden with pedestrian access and brick built store. May suit rental investment with a potential rental of £795 per calendar month subject to some refurbishment.

Ground Floor

Entrance Hall

With laminate floor, stairs off.

Living Room 14' 10" x 12' 0" (4.52m x 3.67m)

With laminate floor, radiator, Power Point, aerial point, feature hearth with inset fire.

Kitchen/Diner 9' 3" x 14' 2" (2.81m x 4.32m)

Fitted kitchen with wood effect wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes Washer point, cooker point, Power Point, built-in cupboards, door to rear.

First Floor

Landing

With carpet floor, stairs off.

Bedroom 1 10' 5" x 17' 11" (3.18m x 5.46m)

maximum measurement

With carpeted floor, radiator, PowerPoint, fitted wardrobes.

Bedroom 2 12' 0" x 12' 4" (3.66m x 3.76m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

Bathroom 6' 4" x 7' 5" (1.94m x 2.27m)

Fitted bathroom suite and white with WC, pedestal basin, panel bath with electric shower and screen over. Majority tiled walls and wood effect floor. Includes radiator.

Outside

To the frontage is a lawn garden. At the rear is a low maintenance paved garden with pedestrian access and brick built store.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

sales • lets • surveys • auctions



www.keates.uk.com



Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Energy performance certificate (EPC)

53 Harrison Road STOKE-ON-TRENT ST6 8DF	Energy rating D	Valid until: 1 May 2035
		Certificate number: 0900-8462-0822-2495-3453

Property type Mid-terrace house

Total floor area 69 square metres

Rules on letting this property

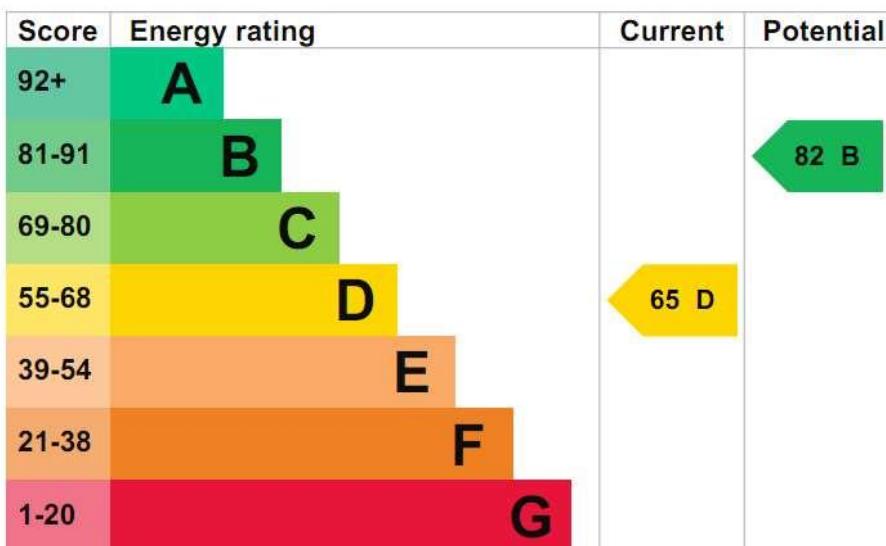
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance